

SECTION 2326: OFF-STREET PARKING AND LOADING [amended 2/02]

1. Intent: It is the intent of this section that off-street parking spaces shall be provided and adequately maintained by each property owner in every district for the parking of motor vehicles for the use of occupants, employees and patrons of each building and premise constructed, altered, or enlarged under the provisions of this Ordinance.
2. Scope: At the time any building or structure is erected, enlarged or increased in capacity, or a new land use is established, off-street parking spaces for new or additional development shall be provided according to the requirements of this section and Table IB.
3. Parking and Loading Plan Review: Whenever three (3) or more vehicle parking spaces are required for a given use of land, plans, specifications for the construction or alteration of an off-street parking area shall be submitted for approval by the Zoning Administrator before a development permit is issued. Such plans and specifications shall indicate the location, precise use of buildings, size, design, surfacing, marking, lighting, drainage, curbing and curb cuts, entrances, exits, landscaping, and other detailed features as required by the provisions and standards of this zoning ordinance and other applicable laws and rules.
4. Parking Areas Existing Before the Effective Date of This Ordinance: No parking area or parking space or loading area which exists at the time this Ordinance becomes effective shall be relinquished or reduced in any manner below the requirements established by this Ordinance.
5. Uses of Parking Areas: Parking spaces and loading areas shall be used exclusively for the parking of vehicles associated with a building, structure or land use in a manner consistent with the purpose for which it is designed. No commercial activity or selling of any kind shall be conducted within required parking areas. Permitted temporary uses may operate in overflow parking areas or setback areas provided no clear vision or other safety hazard is present. Vehicles shall not be repaired, stored, or displayed for sale or hire in parking lots unless the principal use is classified for such uses.
6. Design and Access Standards: Multi-family, commercial and industrial land use areas shall meet the screening, landscaping, and lighting standards of this ordinance.
7. Maintenance Standards: Parking and loading areas in all districts shall be paved, marked and defined by curbing or curb stops.
8. Maximum Parking: The maximum amount of parking permitted for any use or group of uses shall not exceed the minimum parking requirements by more than one-third (33%)
9. Loading Space Required: In order to prevent undue interference with public use of streets, parking lots and alleys, uses such as manufacturing, storage, warehouse, department store, wholesale store, retail store, hotel, hospital, laundry, dairy, mortuary, and other uses similarly and customarily receiving or distributing goods by motor vehicle

shall provide space on the premises for that number of vehicles that will be at the premises at the same time on an average day of full use. Loading spaces shall:

- a. Be provided as area additional to off-street parking space and shall not be considered as supplying off-street parking space.
 - b. Not interfere with fire access.
 - c. Provide adequate space for standing, loading, and unloading services and be not less than twelve (12) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height, open or enclosed, for similar uses similarly involving the receipt or distribution by vehicles of materials or merchandise.
 - d. Have access provided as directly as possible from a public street or alley and be arranged so as to provide sufficient off-street maneuvering space.
10. Joint Use of Parking Areas: The joint use of parking facilities by two or more uses may be allowed whenever such use is practical and satisfactory to each of the uses intended to be served, and when all requirements for location, design, and construction are met.
- a. Computing Capacities: In computing capacities of any joint use, the total space requirement is the sum of the individual requirements that will occur at the same time each day. If space requirements for individual uses occur at distinctly different times, the total of such off-street parking facilities required for joint or collective use may be reduced by the Planning Commission below the same total of the individual space requirements.
 - b. Record of Agreement: A copy of an agreement between joint users shall be provided to the City. The agreement shall include provisions which assure continued long-term use and maintenance of the parking facility by each party, and their successors in interest, including owners and occupants of the premises which are served by the parking facility.
11. Dimensional Requirements: Each parking space shall be a minimum of eight (8) feet wide by eighteen (18) feet long. Maneuvering isles shall be a minimum of twelve (12) feet wide for one-way traffic and twenty-two (22) feet for two-way traffic. Excessively wide isles shall not be permitted.
12. Downtown Parking Overlay District: A downtown parking overlay district is hereby created as outlined in Figure 23-2. Within said overlay area is permitted the following: [amended 2/03]
- a. In the downtown parking overlay district only, all land uses, except residential, may use on-street parking for up to thirty percent (30%) of their required parking area.
 - b. In the downtown parking overlay district, shared parking agreements are encouraged. Parking areas for other than single or two-family residential uses

13. In all areas except for the downtown parking overlay district, off-street parking for nonresidential uses shall be either on the same property or on a property zoned to permit parking areas. The parking area shall be within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. [amended 2/03]

The map shows the city of Muskegon, Michigan, with a focus on the area near Muskegon Lake. A thick black line outlines a specific region within the city. The map includes a north arrow in the top left corner. Labels on the map include "Muskegon Lake", "SHORELINE DR", "W WESTERN AVE", "W CENTRAL AVE", "W GRAND AVE", "W MADISON AVE", and "W WASHINGTON AVE". The area is outlined in black.

TABLE IB: PARKING STANDARDS

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
RESIDENTIAL & RELATED USES	
Bed and breakfast operations	One (1) space for each sleeping room, plus two (2) spaces for permanent residents.
Boarding houses, fraternities, sororities	One (1) space for each bedroom or each two (2) occupants of the structure, whichever is greater.
Community residential care facilities < 6 persons	Four (4) spaces.
Convalescent homes, convents or similar uses	One (1) space for each four (4) beds, plus one (1) space for every three (3) employees.
Mobile home parks	Two (2) spaces for each mobile home site, plus one (1) space for each mobile home park employee.
Multiple family dwellings	Two (2) spaces for each dwelling unit.
Single and two family dwellings	Two (2) spaces for each dwelling unit.
CIVIC, NONPROFIT, INSTITUTIONAL, PUBLIC & PRIVATE RECREATION & RELATED USES	
Educational and social institutions:	
<ul style="list-style-type: none"> Auditoriums and gyms (incidental to) schools, churches, & institutional buildings of similar use with fixed seats 	One (1) space for each six (6) seats, plus one (1) space for every two (2) employees.
<ul style="list-style-type: none"> Auditoriums (other than incidental to schools and churches), lodge halls, fraternal organizations, private clubs, public meeting halls, community centers, or buildings of similar use without fixed seats 	One (1) space for every six (6) persons of legal capacity as established by fire, building or health codes.
<ul style="list-style-type: none"> Charitable or philanthropic organizations 	One (1) space for each four hundred (400) sq. ft. of usable floor area.
<ul style="list-style-type: none"> Elementary and junior high schools 	Two (2) per classroom, plus separate parking where the school contains an auditorium and/or stadium or gym.
<ul style="list-style-type: none"> High schools and colleges 	One (1) space for every employee, plus one (1) space for each five (5) students.
<ul style="list-style-type: none"> Hospitals, sanitariums 	One (1) space for each three (3) patient beds, plus one (1) space for each three (3) employees.
<ul style="list-style-type: none"> Orphanages 	One (1) per employee and one (1) per six (6) beds.
Libraries, museums, post offices	One (1) space for every eight hundred (800) sq. ft. of usable floor area, plus one (1) space for every four (4) employees.
Nursery school, home day care or child care centers	One (1) space for each four hundred (400) sq. ft. of usable floor area.

Private golf clubs, swimming pool clubs, tennis clubs, lodges or other similar uses	One (1) space for every two (2) member families or individuals, plus spaces required for each accessory use, such as a restaurant or bar.
Municipal buildings	One (1) space for each four hundred (400) sq. ft. of usable floor area.
Religious institutions: Churches or temples	One (1) space for each six (6) seats or twelve (12) feet of pews in the main unit of worship.
Utility and public service installations	One (1) space per four hundred (400) sq. ft. of gross floor area.
COMMERCIAL & RELATED USES	
Automatic Teller Machine (ATM) (free standing, not applicable when associated with another use)	Two (2) spaces per machine.
Automobile service and repair garages, gasoline filling and service stations (see convenience retail establishments)	Three (3) spaces for each repair and service stall, plus one (1) space for every employee.
Barber shops and beauty parlors	Two (2) spaces for each of the first two (2) beauty or barber chairs, and one-half (1/2) space for each additional chair.
<u>Business service establishments:</u> <ul style="list-style-type: none"> • Advertising and mailing • Banks/credit unions (excluding drive-thrus) • Employment services • Investment companies • Real estate companies 	One (1) space for every four hundred (400) sq. ft. of useable floor area.
Business, vocational or trade schools	One (1) space per three-hundred (300) sq. ft. of gross floor area.
Catering service rental hall	One (1) space per every three persons permitted in the structure by fire code.
Clinics and professional offices of doctors, dentists, or similar professions	One (1) space for each fifty (50) sq. ft. of usable floor area in waiting rooms, and one (1) space for each examining room, dental chair, or similar use area.
Clothing, furniture, appliance, hardware, shoe repair, personal services (other than beauty and barber shops), and other retail	One (1) space for every four hundred (400) sq. ft. of usable floor area.
Mini-storage	One (1) space for every two (2) storage units (adjacent to the units) plus one for each employee
Convenience retail establishments	Three (3) spaces per each one thousand (1,000) sq. ft. of gross floor area.

Drive-through banks, cleaners, drug stores, and similar businesses	Space for five (5) cars between the sidewalk area and the pickup window, and one (1) space for every four hundred (400) sq. ft. of usable floor area if there is no customer space inside.
Food Service Establishments:	
<ul style="list-style-type: none"> • Drive-through restaurants or fast-food establishments 	One (1) space per fifty (50) sq. ft. of eating area, plus one (1) space for each employee on the largest working shift.
<ul style="list-style-type: none"> • Carry-out food or walk-up establishment including bakeries, ice cream shops and delicatessens if carry-out only, or if all seating is exterior only. 	One (1) space for each employee, plus ten (10) spaces.
<ul style="list-style-type: none"> • Restaurant or establishment for sale and consumption of beverages, food or refreshments on the premises including drive-in, but not including drive-through, restaurants 	One (1) space for each two (2) persons allowed within the maximum occupancy load as established by the fire marshal.
Funeral homes and mortuaries	One (1) space for every twenty-five (25) sq. ft. of usable floor area of chapels and assembly rooms.
Antique shop, household equipment, showroom of a plumber, decorator, electrician or similar trade, and other similar uses (including resale shops but not flea markets)	One (1) space for each eight hundred (800) sq. ft. of usable floor area, plus one (1) additional space shall be provided for each two (2) persons employed therein.
Garden or nursery center, greenhouse (if it has retail sales)	One (1) space for each four hundred (400) sq. ft. of usable floor area, plus one (1) space for each two thousand (2,000) sq. ft. of exterior sales area.
General offices	One (1) space for every four hundred (400) sq. ft. of usable floor area.
General retail stores, except otherwise specified herein	One (1) space for every three hundred (300) sq. ft. of usable floor area.
Health or fitness club	One (1) space for each four hundred (400) sq. ft. of usable floor area.
Hotels, motels	One (1) space for each guest room, plus one (1) additional space for every five (5) employees.
Laundromats and coin operated dry cleaners	One (1) space for each five (5) washing and/or dry-cleaning machines.
Music, dance, martial arts and voice schools	One (1) space per three (3) students at any one time.
Open air business	One (1) space per three thousand (3,000) sq. ft. of exterior sales area, except for open air flea markets which require one (1) space for each three hundred (300) sq. ft. of exterior sales area.

Office supply, factory and mill supplies, and related activities	One (1) space for each four hundred (400) sq. ft. of gross floor area.
Personal service establishment (other than beauty or barber shop)	One (1) space per four hundred (400) sq. ft. of retail sales area, and one (1) space for each four hundred (400) sq. ft. of service area.
Planned commercial or shopping center	One (1) space for each four hundred (400) sq. ft. of usable floor area.
Repair services	One (1) space for each four hundred (400) sq. ft. of usable floor area, plus one (1) space for each employee.
Supermarket, self-service food store	One (1) space for every two hundred (200) sq. ft. of usable floor area.
Taverns, bars	One (1) space for every seventy-five (75) sq. ft. of usable floor area, or one (1) space for every three (3) seats, whichever is greater.
Vehicle wash (automatic)	One (1) space for each one (1) employee. In addition, reserved parking spaces equal in number to two (2) times the maximum capacity of the vehicle wash. Maximum capacity of the vehicle wash shall mean the greatest number of vehicles possibly undergoing some phase of washing at the same time, which shall be determined by dividing the length in feet of each wash line by twenty (20).
Vehicle wash (self-service or coin operated)	Two (2) stacking spaces for each washing stall, in addition to, the stall itself.
INDOOR ENTERTAINMENT	
Video or pinball arcade or similar uses	One (1) space per game, provided that where such games are an accessory use, one (1) space is required for each game above four (4) games.
Bingo parlor	One (1) space for each three (3) seats or one (1) per two hundred (200) sq. ft. of usable floor area, whichever is greater.
Bowling alleys	Five (5) spaces for each alley, plus one (1) space for each employee, plus spaces for each accessory use, such as a bar or restaurant.
Dance halls, pool and billiard rooms, exhibition halls, roller and ice skating rinks	One (1) space for each two (2) persons allowed within the maximum occupancy load as established by fire, building or health codes, plus one (1) space for every three (3) seats of spectator seating (one seat equals two feet of bench length).

Indoor racquet courts	Three (3) spaces per court, plus one (1) space per employee on the largest shift, plus spaces for any other principal or accessory uses, plus one (1) space for every three (3) seats of spectator seating (one seat equals two feet of bench length).
Theaters and commercial auditoriums	One (1) space for each three (3) seats, plus one (1) for each two (2) employees.
OUTDOOR ENTERTAINMENT	
Boat, canoe, jet ski and bicycle rental	Five (5) spaces per employee where it is the principal use; where it is an accessory use, parking may be waived partially or wholly in the discretion of the Zoning Administrator.
Commercial Campgrounds	Two (2) dust free 10'x30' spaces for every campsite.
Golf courses open to the public, except Miniature or "Par 3" courses	Four (4) spaces for each hole, plus one (1) space for each employee, plus required spaces for each accessory use, such as a restaurant or bar.
Golf driving range	One (1) space for each tee, plus one (1) space for each employee on the largest work shift.
Commercial Marinas	One and one-half (1-1/2) spaces per boat mooring slip.
Miniature or "Par 3" golf courses	Three (3) spaces for each hole, plus one (1) space for each employee, plus required spaces for each accessory use, such as a restaurant or bar.
Racquet sports	Three (3) spaces, plus three (3) spaces per court or one (1) per three (3) spectator seats, whichever is greater.
Stadiums and sport arenas	One (1) space for every four (4) seats or six (6) feet of benches.
Theme park, scenic area, amusement ride, water slide, go cart track and similar uses	Two (2) spaces per three (3) seats on amusement rides or twenty (20) spaces per ride or attraction with no specific or defined seating.
INDUSTRIAL & RELATED USES	
Auto body/paint shop	One (1) space per each service bay and employee.
Contract construction uses	One (1) space per employee, plus one (1) space per company vehicle.
Dangerous chemical manufacturing, storage and/or distribution	One (1) space per employee on the largest shift.

Incinerators and recycling centers	One (1) per employee, plus one (1) per each simultaneous truck.
Industrial or manufacturing establishments, testing laboratories, creameries, bottling works, printing and engraving shops	One space for every two (2) employees for industries working two (2) or more shifts. One space for every three (3) employees for industries working one shift or one space for every 400 square feet of gross floor area, whichever is greater.
Industrial service establishments	One (1) space for every two (2) employees for industries working two (2) or more shifts. One (1) space for every three (3) employees for industries working one (1) shift, or one (1) space for every four hundred (400) sq. ft. of gross floor area, whichever is greater.
Medical or dental laboratories	One (1) space per four hundred (400) sq. ft. of gross floor area.
Research and development establishments	One (1) space per employee on the largest shift.
Wholesale trade establishments and warehouses	One (1) space for every eight hundred (800) square feet of net floor area.
PLANNED UNIT DEVELOPMENTS	
Planned Unit Developments: Commercial Industrial Park Institutional Mixed use Residential	Parking standards shall be established by the Planning Commission after receiving the recommendation of the Zoning Administrator based on the mix of proposed uses compared to the standards for those, or the most similar uses in this schedule.

SECTION 2327: [RESERVED] [amended 2/02]

SECTION 2328: [RESERVED] [amended 2/02]

SECTION 2329: OFF-STREET LOADING AND UNLOADING

On the same premises with every building, structure, or part thereof, involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading and unloading in order to avoid undue interference with the public use of dedicated rights-of-way. Such space shall be provided as follows:

1. All spaces shall be provided as required in Article XXI, Schedule of Regulations, except as hereinafter provided for "I" districts.

2. All spaces shall be laid out in the dimension of at least ten by fifty (10 x 50) feet, or five hundred (500) square feet in area, with clearance of at least fourteen (14) feet in height. Loading dock approaches shall be provided with a pavement having an asphalt or Portland cement binder so as to provide a permanent, durable, and dustless surface.